

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION II

DATE: SEP 30 2016

SUBJECT: Explanation of Significant Differences for the Li Tungsten Superfund Site

FROM: Doug Garbarini, Chief   
New York Remediation Branch

TO: Walter E. Mugdan, Director  
Emergency and Remedial Response Division

Your signature formally approving an Explanation of Significant Differences (ESD) for the Li Tungsten Superfund site is requested below.

A Proposed Plan for an amendment to the Operable Unit (OU) 1 remedy for the Site (attached) was released to the public on May 31, 2016, along with supporting documentation which comprises the administrative record. You approved that Proposed Plan in May of this year, which included publicly noticing the above-referenced ESD and documenting a final designation of appropriate uses for two parcels (Parcel A and Lower Parcel C) at the Site.

As part of the on-going redevelopment initiatives in the City of Glen Cove, EPA was requested to acknowledge that changes in uses at certain Parcels at the former Li Tungsten facility property are consistent with the remedial activities performed or to be performed at the Site. This included allowing for residential use, with restrictions, on Parcel A because of a change in future anticipated use on that Parcel, as described in the Garvies Point Mixed-Use Waterfront Development Plan. Under the development plan, the owner, the Glen Cove Industrial Development Agency, intends to convey the Site properties to a developer that will redevelop the Site and include both commercial and residential uses on Parcel A. As for Parcel C, it was approved for residential use in the past, but commercial use (e.g., an on-slab parking garage) is now envisioned. The City has revised its zoning code accordingly to reflect this.

These ESD changes to the remedy were clearly documented in the recent Proposed Plan. The ESD itself acknowledged the evaluation of the change in land use for Parcel A from commercial/light industrial to residential with restrictions and the change in use of Lower Parcel C from residential with restrictions to commercial/light industrial. The ESD also affirmed that the OU1 remedy would be protective under these changed land uses. This ESD is the third ESD issued for this Site.

In concurring on the Proposed Plan, the New York State Department of Environmental Conservation also concurred with the ESD.

Please memorialize your formal approval of this Li tungsten Site ESD by signing below. If you have any questions related to the ESD, please call me at extension 4288.

453921



Approved:

A handwritten signature in black ink, appearing to read "Walter E. Mugdan", written over a horizontal line.

9/30/2016

Walter E. Mugdan, Director  
Emergency and Remedial Response Division

Date

Attachment